HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Edmonton CMA

Date Released: August 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

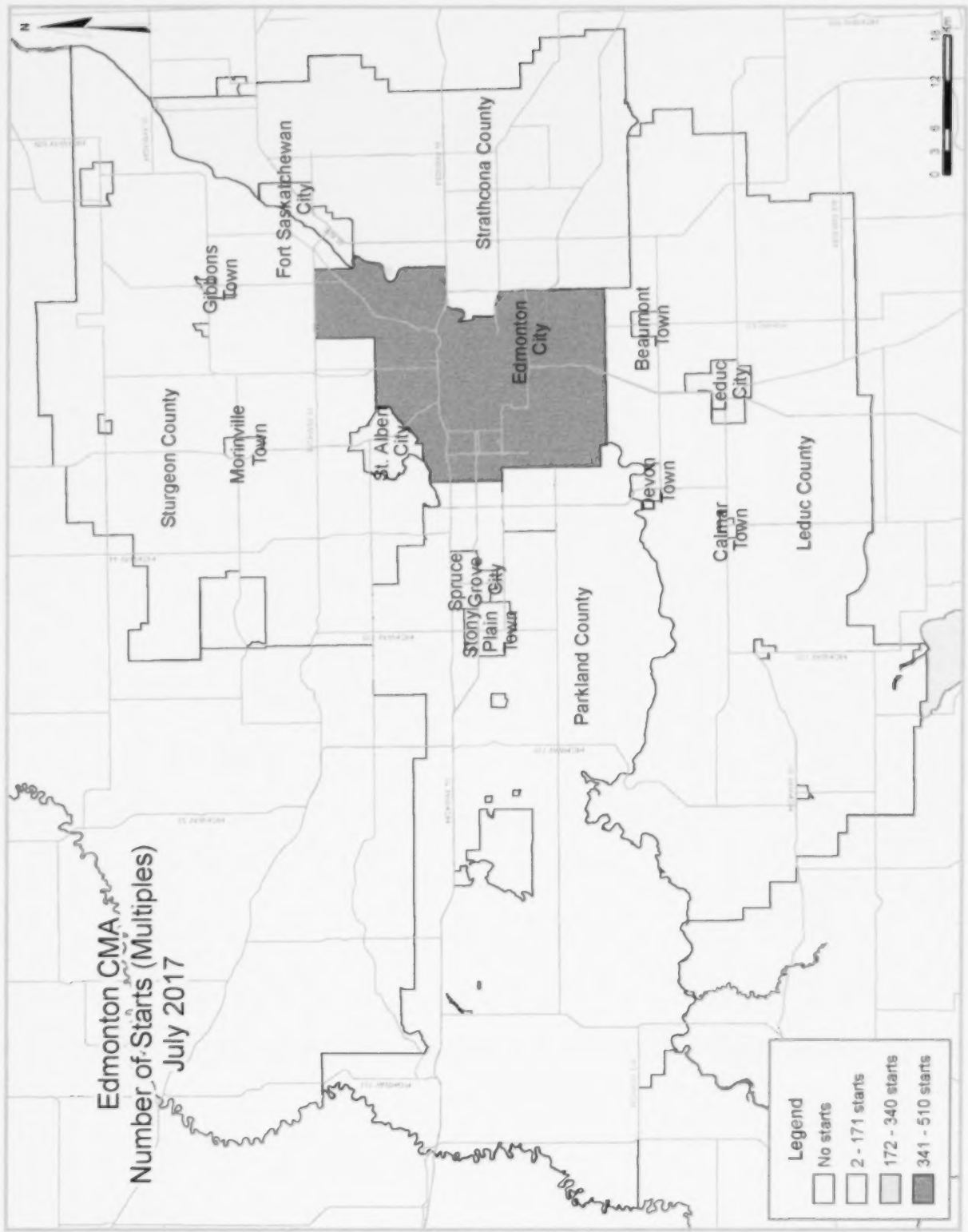
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

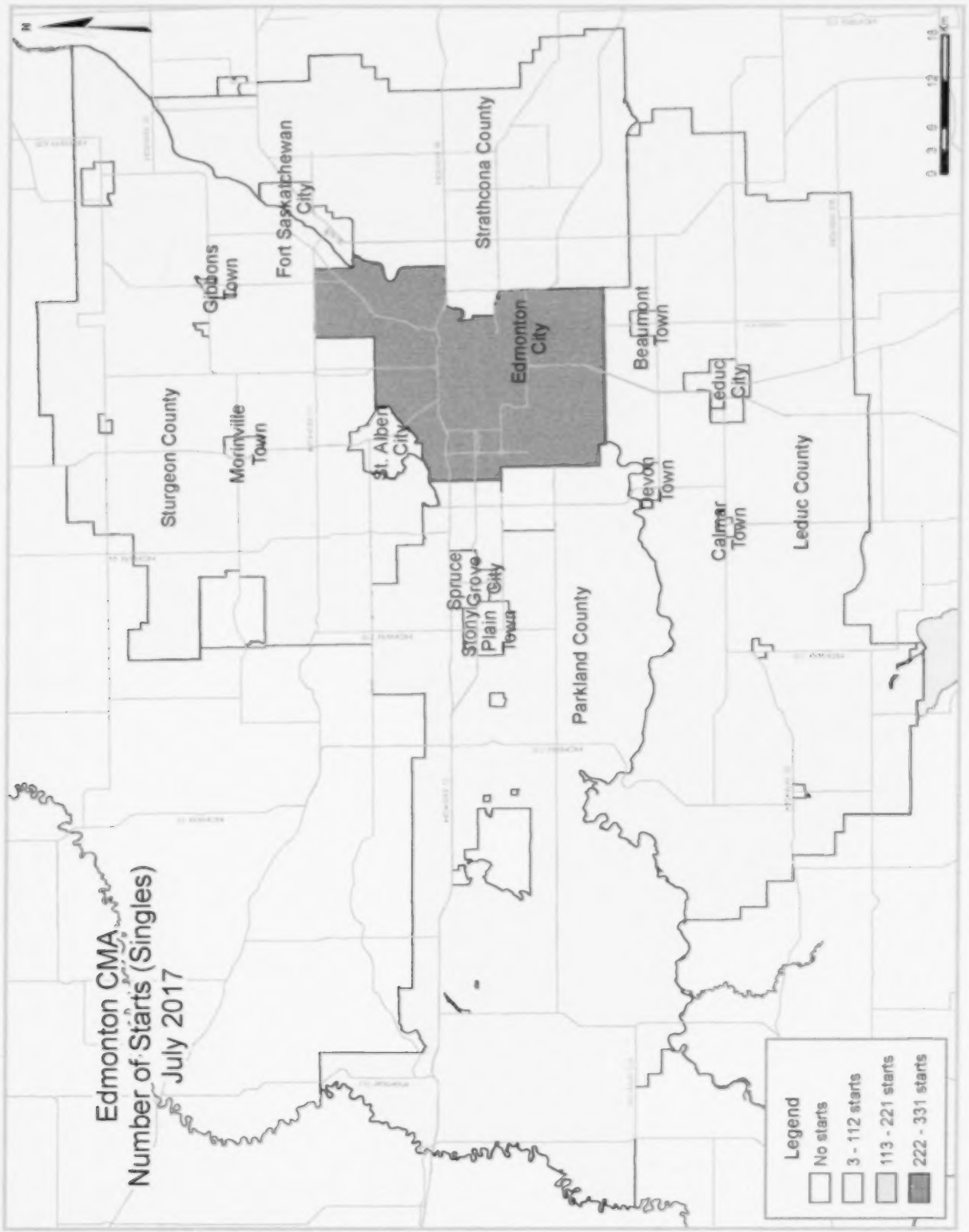
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

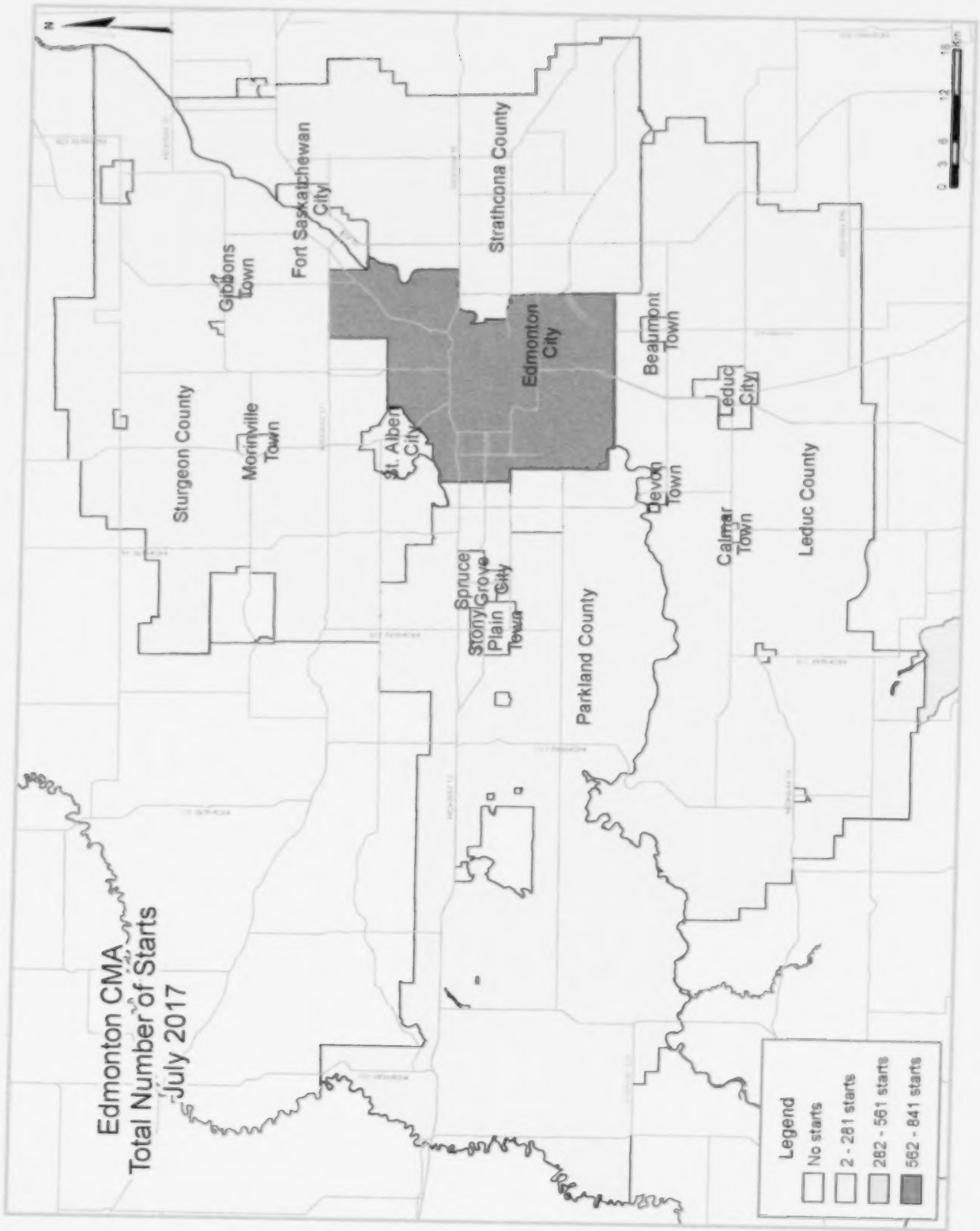
SUBSCRIBE NOW!

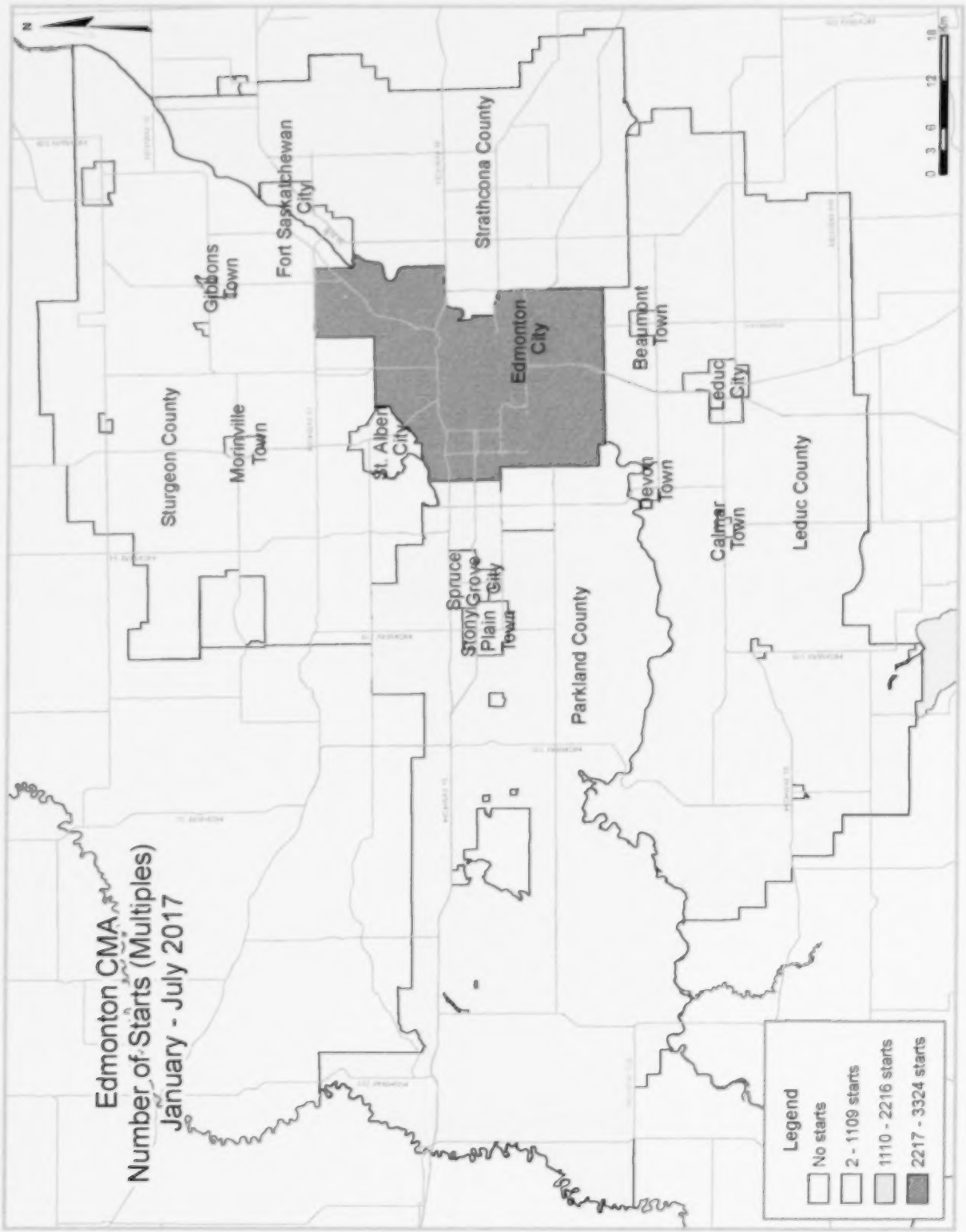
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

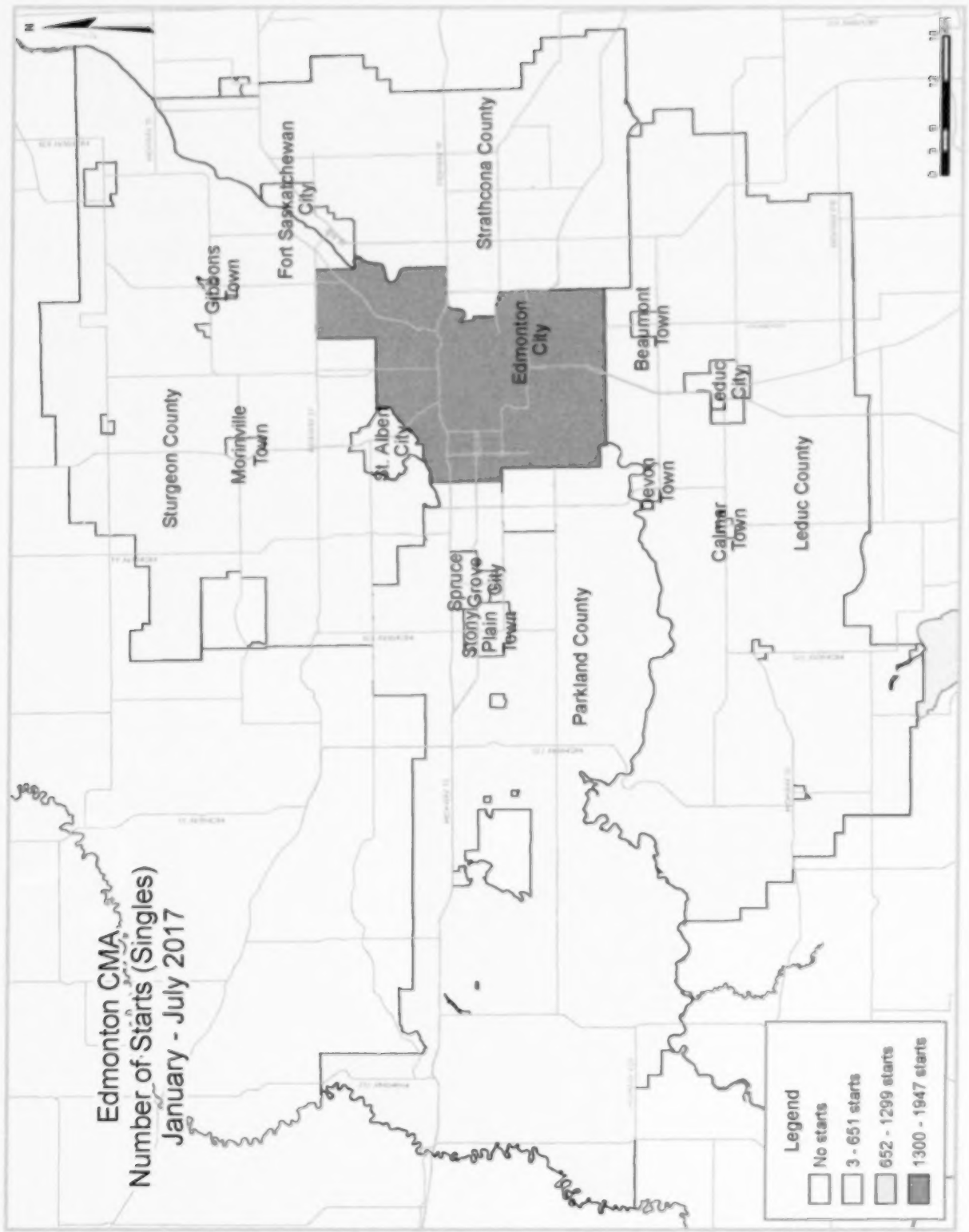
Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & *much more!*
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

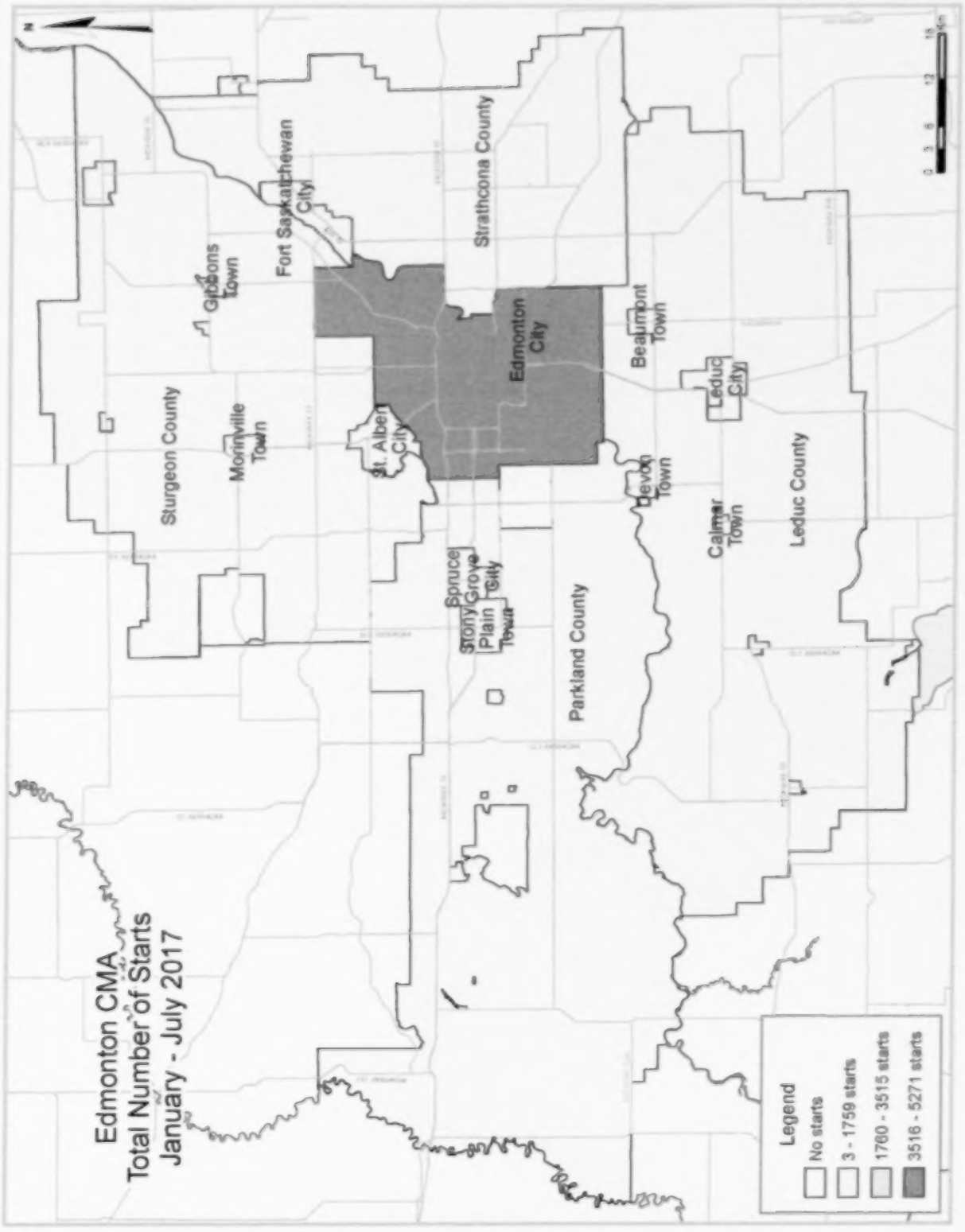

Edmonton CMA
Number of Starts (Multiples)
July 2017
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 171 starts
172 - 340 starts
341 - 510 starts


Edmonton CMA
Number of Starts (Singles)
July 2017
Legend
No starts
3 - 112 starts
113 - 221 starts
222 - 331 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County


Edmonton CMA
Total Number of Starts
July 2017
Legend
No starts
2 - 281 starts
282 - 561 starts
562 - 841 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - July 2017
Legend
No starts
2 - 1109 starts
1110 - 2216 starts
2217 - 3324 starts
Sturgeon County
Gibbons Town
Fort Saskatchewan City
Strathcona County
Edmonton City
Beaumont Town
Leduc City
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - July 2017
Legend
No starts
3 - 651 starts
652 - 1299 starts
1300 - 1947 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Leduc City
Calmar Town
Leduc County


Edmonton CMA
Total Number of Starts
January - July 2017
Legend
No starts
3 - 1759 starts
1760 - 3515 starts
3516 - 5271 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 24 km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2017		
Edmonton CMA[1]	June 2017	July 2017
Trend[2]	11,708	12,945
SAAR	9,095	13,999
	July 2016	July 2017
Actual		
July - Single-Detached	387	498
July - Multiples	378	716
July - Total	765	1,214
January to July - Single-Detached	2,266	2,784
January to July - Multiples	3,436	4,159
January to July - Total	5,702	6,943

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	498	176	68	0	39	433	0	0	1,214
July 2016	386	132	40	1	62	0	0	144	765
% Change	29.0	33.3	70.0	-100.0	-37.1	n/a	n/a	-100.0	58.7
Year-to-date 2017	2,779	1,060	261	5	378	1,653	59	748	6,943
Year-to-date 2016	2,262	1,044	243	4	425	916	115	693	5,702
% Change	22.9	1.5	7.4	25.0	-11.1	80.5	-48.7	7.9	21.8
UNDER CONSTRUCTION									
July 2017	2,843	1,066	329	9	615	3,362	144	1,367	9,735
July 2016	2,480	1,082	309	4	643	4,162	316	2,578	11,574
% Change	14.6	-1.5	6.5	125.0	-4.4	-19.2	-54.4	-47.0	-15.9
COMPLETIONS									
July 2017	470	220	68	0	40	143	0	495	1,436
July 2016	382	186	81	2	126	228	78	198	1,281
% Change	23.0	18.3	-16.0	-100.0	-68.3	-37.3	-100.0	150.0	12.1
Year-to-date 2017	2,720	1,172	286	2	354	903	56	1,385	6,878
Year-to-date 2016	3,111	1,376	275	5	616	1,321	284	2,033	9,021
% Change	-12.6	-14.8	4.0	-60.0	-42.5	-31.6	-80.3	-31.9	-23.8
COMPLETED & NOT ABSORBED									
July 2017	701	367	81	2	148	1,041	n/a	n/a	2,340
July 2016	745	396	94	3	199	476	n/a	n/a	1,913
% Change	-5.9	-7.3	-13.8	-33.3	-25.6	118.7	n/a	n/a	22.3
ABSORBED									
July 2017	434	209	63	0	32	101	n/a	n/a	839
July 2016	435	223	40	1	103	157	n/a	n/a	959
% Change	-0.2	-6.3	57.5	-100.0	-68.9	-35.7	n/a	n/a	-12.5
Year-to-date 2017	2,601	1,150	284	3	336	610	n/a	n/a	4,984
Year-to-date 2016	3,137	1,375	229	2	453	1,154	n/a	n/a	6,350
% Change	-17.1	-16.4	24.0	50.0	-25.8	-47.1	n/a	n/a	-21.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
July 2017	331	124	64	0	39	283	0	0	841
July 2016	250	80	32	1	42	0	0	144	549
Beaumont Town									
July 2017	20	4	0	0	0	0	0	0	24
July 2016	14	4	0	0	0	0	0	0	18
Devon Town									
July 2017	0	2	0	0	0	0	0	0	2
July 2016	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
July 2017	17	6	4	0	0	0	0	0	27
July 2016	7	12	0	0	0	0	0	0	19
Leduc City									
July 2017	16	8	0	0	0	0	0	0	24
July 2016	9	4	0	0	0	0	0	0	13
Leduc County									
July 2017	4	0	0	0	0	0	0	0	4
July 2016	10	0	0	0	0	0	0	0	10
Morinville Town									
July 2017	14	0	0	0	0	0	0	0	14
July 2016	4	0	0	0	0	0	0	0	4
Parkland County									
July 2017	27	0	0	0	0	0	0	0	27
July 2016	20	0	0	0	0	0	0	0	20
Spruce Grove City									
July 2017	14	14	0	0	0	0	0	0	28
July 2016	17	16	8	0	4	0	0	0	45
St. Albert City									
July 2017	22	8	0	0	0	150	0	0	180
July 2016	5	2	0	0	9	0	0	0	16
Stony Plain Town									
July 2017	0	2	0	0	0	0	0	0	2
July 2016	0	0	0	0	0	0	0	0	0
Strathcona County									
July 2017	30	8	0	0	0	0	0	0	38
July 2016	23	14	0	0	7	0	0	0	44
Sturgeon County									
July 2017	3	0	0	0	0	0	0	0	3
July 2016	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	8	0	0	0	0	0	0	0	8
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2017	498	176	68	0	39	433	0	0	1,214
July 2016	386	132	40	1	62	0	0	144	765

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
July 2017	1,925	686	248	7	509	2,990	67	1,203	7,635
July 2016	1,647	748	245	4	558	3,448	181	2,045	8,876
Beaumont Town									
July 2017	105	16	6	0	0	0	0	0	127
July 2016	101	24	7	0	0	0	0	0	132
Devon Town									
July 2017	7	4	0	0	0	32	0	0	43
July 2016	5	2	0	0	0	0	0	0	7
Fort Saskatchewan City									
July 2017	81	68	16	0	10	0	0	0	175
July 2016	54	62	8	0	0	0	11	48	183
Leduc City									
July 2017	94	44	17	0	19	0	0	0	174
July 2016	90	40	12	0	9	0	4	90	245
Leduc County									
July 2017	53	6	0	0	0	0	0	0	59
July 2016	73	4	3	0	0	0	0	0	80
Morinville Town									
July 2017	31	6	0	0	0	0	0	0	37
July 2016	17	8	0	0	0	3	0	0	28
Parkland County									
July 2017	94	2	0	0	0	0	0	0	96
July 2016	100	0	0	0	0	0	0	0	100
Spruce Grove City									
July 2017	88	114	0	0	19	0	6	0	227
July 2016	81	82	30	0	29	0	38	0	260
St. Albert City									
July 2017	104	46	7	0	29	277	0	164	627
July 2016	84	52	0	0	34	517	11	0	698
Stony Plain Town									
July 2017	21	16	0	0	0	12	71	0	120
July 2016	27	16	0	0	4	138	71	66	322
Strathcona County									
July 2017	167	58	27	2	26	51	0	0	331
July 2016	109	40	0	0	9	56	0	325	539
Sturgeon County									
July 2017	60	0	0	0	0	0	0	0	60
July 2016	61	0	0	0	0	0	0	0	61
Remainder of the CMA									
July 2017	13	0	8	0	3	0	0	0	24
July 2016	31	4	4	0	0	0	0	4	43
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2017	2,843	1,066	329	9	615	3,362	144	1,367	9,735
July 2016	2,480	1,082	309	4	643	4,162	316	2,578	11,574

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
July 2017	315	136	52	0	23	87	0	403	1,016
July 2016	270	164	28	2	99	152	50	134	899
Beaumont Town									
July 2017	35	2	0	0	0	0	0	0	37
July 2016	23	0	0	0	0	8	0	0	31
Devon Town									
July 2017	0	2	0	0	0	0	0	0	2
July 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
July 2017	16	26	4	0	0	0	0	0	46
July 2016	7	8	4	0	0	0	28	0	47
Leduc City									
July 2017	28	8	6	0	0	0	0	0	42
July 2016	5	4	0	0	14	0	0	0	23
Leduc County									
July 2017	5	0	0	0	0	0	0	0	5
July 2016	15	0	0	0	0	0	0	0	15
Morinville Town									
July 2017	3	0	0	0	0	0	0	0	3
July 2016	3	0	0	0	0	0	0	36	39
Parkland County									
July 2017	7	0	0	0	0	0	0	0	7
July 2016	8	0	0	0	0	0	0	0	8
Spruce Grove City									
July 2017	5	6	0	0	4	0	0	0	15
July 2016	8	2	42	0	7	68	0	28	155
St. Albert City									
July 2017	11	12	6	0	0	0	0	0	29
July 2016	10	0	0	0	0	0	0	0	10
Stony Plain Town									
July 2017	3	0	0	0	0	0	0	0	3
July 2016	3	2	3	0	4	0	0	0	12
Strathcona County									
July 2017	32	28	0	0	13	56	0	92	221
July 2016	21	6	4	0	2	0	0	0	33
Sturgeon County									
July 2017	7	0	0	0	0	0	0	0	7
July 2016	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
July 2017	3	0	0	0	0	0	0	0	3
July 2016	1	0	0	0	0	0	0	0	1
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2017	470	220	68	0	40	143	0	495	1,436
July 2016	382	186	81	2	126	228	78	198	1,281

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
July 2017	437	218	60	2	105	803	n/a	n/a	1,625
July 2016	461	238	44	3	120	388	n/a	n/a	1,254
Beaumont Town									
July 2017	32	6	0	0	0	3	n/a	n/a	41
July 2016	31	13	9	0	0	8	n/a	n/a	61
Devon Town									
July 2017	3	1	0	0	0	0	n/a	n/a	4
July 2016	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
July 2017	21	23	4	0	0	0	n/a	n/a	48
July 2016	47	35	4	0	12	0	n/a	n/a	98
Leduc City									
July 2017	43	16	8	0	3	0	n/a	n/a	70
July 2016	51	13	3	0	14	0	n/a	n/a	81
Leduc County									
July 2017	10	0	0	0	0	0	n/a	n/a	10
July 2016	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
July 2017	8	2	0	0	0	0	n/a	n/a	10
July 2016	11	6	0	0	0	0	n/a	n/a	17
Parkland County									
July 2017	6	0	0	0	0	0	n/a	n/a	6
July 2016	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
July 2017	32	38	2	0	6	30	n/a	n/a	108
July 2016	35	50	25	0	9	47	n/a	n/a	166
St. Albert City									
July 2017	38	22	3	0	7	164	n/a	n/a	234
July 2016	31	15	0	0	5	0	n/a	n/a	51
Stony Plain Town									
July 2017	24	17	2	0	2	0	n/a	n/a	45
July 2016	28	19	5	0	12	0	n/a	n/a	64
Strathcona County									
July 2017	38	22	2	0	25	41	n/a	n/a	128
July 2016	23	7	3	0	25	33	n/a	n/a	91
Sturgeon County									
July 2017	3	0	0	0	0	0	n/a	n/a	3
July 2016	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
July 2017	6	2	0	0	0	0	n/a	n/a	8
July 2016	6	0	1	0	2	0	n/a	n/a	9
First Nations									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
July 2017	701	367	81	2	148	1,041	n/a	n/a	2,340
July 2016	745	396	94	3	199	476	n/a	n/a	1,913

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
July 2017	297	132	51	0	24	63	n/a	n/a	567
July 2016	297	173	13	1	89	109	n/a	n/a	682
Beaumont Town									
July 2017	34	3	0	0	0	0	n/a	n/a	37
July 2016	19	1	0	0	0	0	n/a	n/a	20
Devon Town									
July 2017	0	1	0	0	0	0	n/a	n/a	1
July 2016	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
July 2017	11	22	4	0	0	0	n/a	n/a	37
July 2016	10	14	3	0	0	0	n/a	n/a	27
Leduc City									
July 2017	21	12	5	0	0	0	n/a	n/a	38
July 2016	12	6	1	0	3	0	n/a	n/a	22
Leduc County									
July 2017	5	0	0	0	0	0	n/a	n/a	5
July 2016	17	0	0	0	0	0	n/a	n/a	17
Morinville Town									
July 2017	3	0	0	0	0	0	n/a	n/a	3
July 2016	3	2	0	0	0	0	n/a	n/a	5
Parkland County									
July 2017	8	0	0	0	0	0	n/a	n/a	8
July 2016	8	0	0	0	0	0	n/a	n/a	8
Spruce Grove City									
July 2017	12	4	0	0	1	0	n/a	n/a	17
July 2016	17	17	22	0	5	48	n/a	n/a	109
St. Albert City									
July 2017	8	12	3	0	0	0	n/a	n/a	23
July 2016	16	2	0	0	0	0	n/a	n/a	18
Stony Plain Town									
July 2017	4	4	0	0	0	0	n/a	n/a	8
July 2016	2	1	0	0	2	0	n/a	n/a	5
Strathcona County									
July 2017	20	19	0	0	7	38	n/a	n/a	84
July 2016	26	7	1	0	2	0	n/a	n/a	36
Sturgeon County									
July 2017	7	0	0	0	0	0	n/a	n/a	7
July 2016	7	0	0	0	0	0	n/a	n/a	7
Remainder of the CMA									
July 2017	4	0	0	0	0	0	n/a	n/a	4
July 2016	1	0	0	0	2	0	n/a	n/a	3
First Nations									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
July 2017	434	209	63	0	32	101	n/a	n/a	839
July 2016	435	223	40	1	103	157	n/a	n/a	959

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Edmonton City	331	251	126	80	101	74	283	144	841	549	53.2
Beaumont Town	20	14	4	4	0	0	0	0	24	18	33.3
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	2	2	0	0	0	0	0	2	2	0.0
Fort Saskatchewan City	17	7	6	12	4	0	0	0	27	19	42.1
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	16	9	8	4	0	0	0	0	24	13	84.6
Leduc County	4	10	0	0	0	0	0	0	4	10	-60.0
Morinville Town	14	4	0	0	0	0	0	0	14	4	**
Parkland County	27	20	0	0	0	0	0	0	27	20	35.0
Spruce Grove City	14	17	14	16	0	12	0	0	28	45	-37.8
St. Albert City	22	5	8	6	0	5	150	0	180	16	**
Stony Plain Town	0	0	2	0	0	0	0	0	2	0	n/a
Strathcona County	30	23	8	18	0	3	0	0	38	44	-13.6
Sturgeon County	3	17	0	0	0	0	0	0	3	17	-82.4
Remainder of the CMA	0	7	0	0	0	0	0	0	0	7	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	498	387	178	140	105	94	433	144	1,214	765	58.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	1,947	1,629	738	744	550	605	2,036	988	5,271	3,966	32.9
Beaumont Town	111	75	14	24	6	4	0	0	131	103	27.2
Calmar Town	3	4	0	0	0	0	0	0	3	4	-25.0
Devon Town	7	5	4	2	0	0	0	0	11	7	57.1
Fort Saskatchewan City	74	49	56	60	4	12	0	48	134	169	-20.7
Gibbons Town	0	0	0	0	3	0	0	0	3	0	n/a
Leduc City	105	55	40	40	28	11	0	0	173	106	63.2
Leduc County	26	47	4	4	0	3	0	0	30	54	-44.4
Morinville Town	35	14	10	8	0	0	0	0	45	22	104.5
Parkland County	67	59	2	0	0	0	0	0	69	59	16.9
Spruce Grove City	90	80	94	74	8	63	0	0	192	217	-11.5
St. Albert City	98	61	44	62	21	29	314	398	477	550	-13.3
Stony Plain Town	21	28	12	14	0	3	0	3	33	48	-31.3
Strathcona County	140	87	86	56	30	3	51	172	307	318	-3.5
Sturgeon County	49	60	0	0	0	0	0	0	49	60	-18.3
Remainder of the CMA	11	13	0	2	4	4	0	0	15	19	-21.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,784	2,266	1,104	1,090	654	737	2,401	1,609	6,943	5,702	21.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Edmonton City	101	74	0	0	283	0	0	144
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	12	0	0	0	0	0	0
St. Albert City	0	5	0	0	150	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	105	94	0	0	433	0	0	144

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	491	505	59	100	1,452	515	584	473
Beaumont Town	6	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	12	0	0	0	0	0	48
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	28	11	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	63	0	0	0	0	0	0
St. Albert City	21	14	0	15	150	398	164	0
Stony Plain Town	0	3	0	0	0	3	0	0
Strathcona County	30	3	0	0	51	0	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	595	622	59	115	1,653	916	748	693

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Edmonton City	519	362	322	43	0	144	841	549
Beaumont Town	24	18	0	0	0	0	24	18
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	2	2	0	0	0	0	2	2
Fort Saskatchewan City	27	19	0	0	0	0	27	19
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	24	13	0	0	0	0	24	13
Leduc County	4	10	0	0	0	0	4	10
Morinville Town	14	4	0	0	0	0	14	4
Parkland County	27	20	0	0	0	0	27	20
Spruce Grove City	28	41	0	4	0	0	28	45
St. Albert City	30	7	150	9	0	0	180	16
Stony Plain Town	2	0	0	0	0	0	2	0
Strathcona County	38	37	0	7	0	0	38	44
Sturgeon County	3	17	0	0	0	0	3	17
Remainder of the CMA	0	7	0	0	0	0	0	7
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	742	558	472	63	0	144	1,214	765

Table 2.5: Starts by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	2,862	2,506	1,766	887	643	573	5,271	3,966
Beaumont Town	131	103	0	0	0	0	131	103
Calmar Town	3	4	0	0	0	0	3	4
Devon Town	11	7	0	0	0	0	11	7
Fort Saskatchewan City	126	121	8	0	0	48	134	169
Gibbons Town	0	0	3	0	0	0	3	0
Leduc City	168	103	5	3	0	0	173	106
Leduc County	30	54	0	0	0	0	30	54
Morinville Town	45	22	0	0	0	0	45	22
Parkland County	69	59	0	0	0	0	69	59
Spruce Grove City	184	202	8	15	0	0	192	217
St. Albert City	142	111	171	424	164	15	477	550
Stony Plain Town	33	45	0	3	0	0	33	48
Strathcona County	232	133	75	13	0	172	307	318
Sturgeon County	49	60	0	0	0	0	49	60
Remainder of the CMA	15	19	0	0	0	0	15	19
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,100	3,549	2,036	1,345	807	808	6,943	5,702

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Edmonton City	315	272	136	166	75	175	490	286	1,016	899	13.0
Beaumont Town	35	23	2	0	0	0	0	8	37	31	19.4
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	2	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	16	7	26	8	4	32	0	0	46	47	-2.1
Gibbons Town	1	0	0	0	0	0	0	0	1	0	n/a
Leduc City	28	5	8	4	6	14	0	0	42	23	82.6
Leduc County	5	15	0	0	0	0	0	0	5	15	-66.7
Morinville Town	3	3	0	0	0	0	0	36	3	39	-92.3
Parkland County	7	8	0	0	0	0	0	0	7	8	-12.5
Spruce Grove City	5	8	10	2	0	49	0	96	15	155	-90.3
St. Albert City	11	10	12	0	6	0	0	0	29	10	190.0
Stony Plain Town	3	3	0	2	0	7	0	0	3	12	-75.0
Strathcona County	32	21	30	8	11	4	148	0	221	33	**
Sturgeon County	7	8	0	0	0	0	0	0	7	8	-12.5
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	470	384	226	190	102	281	638	426	1,436	1,281	12.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	1,918	2,175	850	1,108	569	725	1,709	2,682	5,046	6,690	-24.6
Beaumont Town	136	106	20	36	0	71	0	71	156	284	-45.1
Calmar Town	3	8	0	0	0	4	0	0	3	12	-75.0
Devon Town	5	3	12	2	0	0	0	0	17	5	**
Fort Saskatchewan City	42	55	48	66	8	94	0	48	98	263	-62.7
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	102	129	44	32	20	45	0	160	166	366	-54.6
Leduc County	41	75	2	0	0	0	0	0	43	75	-42.7
Morinville Town	21	29	12	16	0	0	0	36	33	81	-59.3
Parkland County	70	67	0	0	0	0	0	0	70	67	4.5
Spruce Grove City	97	108	70	110	31	67	0	140	198	425	-53.4
St. Albert City	72	86	64	30	15	44	285	110	436	270	61.5
Stony Plain Town	35	33	26	20	0	19	66	0	127	72	76.4
Strathcona County	108	150	56	46	17	8	228	107	409	311	31.5
Sturgeon County	53	76	0	0	0	0	0	0	53	76	-30.3
Remainder of the CMA	18	15	4	0	0	8	0	0	22	23	-4.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,722	3,116	1,208	1,466	660	1,085	2,288	3,354	6,878	9,021	-23.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Edmonton City	75	127	0	48	87	152	403	134
Beaumont Town	0	0	0	0	0	8	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	4	0	28	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	14	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	49	0	0	0	68	0	28
St. Albert City	6	0	0	0	0	0	0	0
Stony Plain Town	0	7	0	0	0	0	0	0
Strathcona County	11	4	0	0	56	0	92	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	102	205	0	76	143	228	495	198

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	525	617	44	108	649	1,245	1,060	1,437
Beaumont Town	0	6	0	65	0	8	0	63
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	32	0	62	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	45	0	0	0	0	0	160
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	19	63	12	4	0	68	0	72
St. Albert City	15	5	0	39	198	0	87	110
Stony Plain Town	0	19	0	0	0	0	66	0
Strathcona County	17	8	0	0	56	0	172	107
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	8	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	604	803	56	282	903	1,321	1,385	2,033

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Edmonton City	503	462	110	253	403	184	1,016	899
Beaumont Town	37	23	0	8	0	0	37	31
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	46	19	0	0	0	28	46	47
Gibbons Town	1	0	0	0	0	0	1	0
Leduc City	42	9	0	14	0	0	42	23
Leduc County	5	15	0	0	0	0	5	15
Morinville Town	3	3	0	0	0	36	3	39
Parkland County	7	8	0	0	0	0	7	8
Spruce Grove City	11	52	4	75	0	28	15	155
St. Albert City	29	10	0	0	0	0	29	10
Stony Plain Town	3	8	0	4	0	0	3	12
Strathcona County	60	31	69	2	92	0	221	33
Sturgeon County	7	8	0	0	0	0	7	8
Remainder of the CMA	2	1	0	0	0	0	2	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	758	649	183	356	495	276	1,436	1,281

Table 3.5: Completions by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	2,993	3,380	949	1,763	1,104	1,547	5,046	6,690
Beaumont Town	156	148	0	8	0	128	156	284
Calmar Town	3	8	0	0	0	4	3	12
Devon Town	17	5	0	0	0	0	17	5
Fort Saskatchewan City	98	131	0	22	0	110	98	263
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	156	186	10	20	0	160	166	366
Leduc County	43	75	0	0	0	0	43	75
Morinville Town	33	45	0	0	0	36	33	81
Parkland County	70	67	0	0	0	0	70	67
Spruce Grove City	167	268	19	81	12	76	198	425
St. Albert City	140	116	209	5	87	149	436	270
Stony Plain Town	61	56	0	16	66	0	127	72
Strathcona County	165	181	72	23	172	107	409	311
Sturgeon County	53	76	0	0	0	0	53	76
Remainder of the CMA	22	19	0	4	0	0	22	23
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,178	4,762	1,259	1,942	1,441	2,317	6,878	9,021

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
July 2017	54	18.4	79	26.9	84	28.6	32	10.9	45	15.3	294	520,000	569,617
July 2016	37	12.6	75	25.5	91	31.0	41	13.9	50	17.0	294	530,000	637,953
Year-to-date 2017	322	17.8	574	31.7	466	25.8	207	11.4	239	13.2	1,808	500,000	563,524
Year-to-date 2016	266	12.4	582	27.2	671	31.4	284	13.3	336	15.7	2,139	530,000	598,108
Beaumont Town													
July 2017	4	11.8	10	29.4	17	50.0	3	8.8	0	0.0	34	540,000	509,639
July 2016	17	89.5	1	5.3	0	0.0	1	5.3	0	0.0	19	385,000	390,019
Year-to-date 2017	18	14.4	53	42.4	45	36.0	8	6.4	1	0.8	125	490,000	492,470
Year-to-date 2016	42	45.2	28	30.1	17	18.3	6	6.5	0	0.0	93	400,000	435,809
Calmar Town													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	0	0
Devon Town													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	40.0	0	0.0	2	40.0	0	0.0	1	20.0	5	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Fort Saskatchewan City													
July 2017	2	18.2	5	45.5	4	36.4	0	0.0	0	0.0	11	455,000	479,473
July 2016	2	20.0	7	70.0	0	0.0	1	10.0	0	0.0	10	462,500	459,200
Year-to-date 2017	6	12.8	19	40.4	16	34.0	2	4.3	4	8.5	47	455,000	513,405
Year-to-date 2016	13	17.1	42	55.3	16	21.1	3	3.9	2	2.6	76	460,000	471,743
Gibbons Town													
July 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
July 2017	8	38.1	11	52.4	2	9.5	0	0.0	0	0.0	21	465,000	441,555
July 2016	5	41.7	5	41.7	1	8.3	1	8.3	0	0.0	12	427,500	445,209
Year-to-date 2017	36	40.4	38	42.7	11	12.4	2	2.2	2	2.2	89	430,000	436,874
Year-to-date 2016	41	31.8	57	44.2	20	15.5	6	4.7	5	3.9	129	432,500	464,744
Leduc County													
July 2017	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	0	742,772
July 2016	2	11.8	5	29.4	5	29.4	2	11.8	3	17.6	17	515,000	543,058
Year-to-date 2017	4	10.0	4	10.0	6	15.0	6	15.0	20	50.0	40	635,000	688,342
Year-to-date 2016	12	17.1	16	22.9	14	20.0	10	14.3	18	25.7	70	570,000	580,765
Morinville Town													
July 2017	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	0	0
July 2016	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2017	16	64.0	8	32.0	1	4.0	0	0.0	0	0.0	25	0	318,750
Year-to-date 2016	17	65.4	9	34.6	0	0.0	0	0.0	0	0.0	26	0	384,973

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	0	0
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	20.0	0	0.0	1	10.0	1	10.0	6	60.0	10	0	833,725
Year-to-date 2016	2	20.0	0	0.0	1	10.0	1	10.0	6	60.0	10	0	0
Spruce Grove City													
July 2017	4	33.3	4	33.3	3	25.0	1	8.3	0	0.0	12	470,000	464,917
July 2016	1	5.9	7	41.2	2	11.8	5	29.4	2	11.8	17	560,000	544,607
Year-to-date 2017	24	25.0	47	49.0	19	19.8	5	5.2	1	1.0	96	460,000	462,278
Year-to-date 2016	20	15.4	60	46.2	26	20.0	16	12.3	8	6.2	130	477,500	498,482
St. Albert City													
July 2017	0	0.0	0	0.0	4	57.1	1	14.3	2	28.6	7	0	628,149
July 2016	0	0.0	0	0.0	6	37.5	9	56.3	1	6.3	16	622,500	628,918
Year-to-date 2017	4	6.5	13	21.0	18	29.0	15	24.2	12	19.4	62	592,500	594,285
Year-to-date 2016	0	0.0	10	11.1	21	23.3	35	38.9	24	26.7	90	640,000	675,547
Stony Plain Town													
July 2017	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	4	0	648,275
July 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2017	12	34.3	16	45.7	3	8.6	1	2.9	3	8.6	35	0	489,731
Year-to-date 2016	3	10.3	15	51.7	2	6.9	4	13.8	5	17.2	29	0	507,375
Strathcona County													
July 2017	0	0.0	3	15.0	8	40.0	3	15.0	6	30.0	20	595,000	692,113
July 2016	1	4.2	7	29.2	10	41.7	5	20.8	1	4.2	24	527,500	559,706
Year-to-date 2017	1	1.3	13	16.9	36	46.8	10	13.0	17	22.1	77	565,000	677,221
Year-to-date 2016	2	1.3	40	26.1	53	34.6	22	14.4	36	23.5	153	545,000	662,757
Sturgeon County													
July 2017	1	14.3	1	14.3	0	0.0	0	0.0	5	71.4	7	0	717,857
July 2016	4	57.1	1	14.3	1	14.3	0	0.0	1	14.3	7	0	435,714
Year-to-date 2017	8	14.3	7	12.5	7	12.5	9	16.1	25	44.6	56	695,000	640,882
Year-to-date 2016	21	29.2	7	9.7	8	11.1	10	13.9	26	36.1	72	600,000	689,653
Remainder of the CMA													
July 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	0	0
July 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	5	71.4	0	0.0	0	0.0	2	28.6	0	0.0	7	0	0
Year-to-date 2016	9	75.0	0	0.0	0	0.0	2	16.7	1	8.3	12	0	0
First Nations													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
July 2017	80	18.9	116	27.4	122	28.8	40	9.4	66	15.6	424	520,000	562,254
July 2016	71	16.8	112	26.5	116	27.5	65	15.4	58	13.7	422	520,000	597,808
Year-to-date 2017	464	18.6	794	31.9	631	25.4	268	10.8	331	13.3	2,488	500,000	554,989
Year-to-date 2016	459	15.1	867	28.5	849	27.9	399	13.1	467	15.4	3,041	520,000	584,237

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2017

Submarket	July 2017	July 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	569,617	637,953	-10.7	563,524	598,108	-5.8
Beaumont Town	509,639	390,019	30.7	492,470	435,809	13.0
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	479,473	459,200	4.4	513,405	471,743	8.8
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	441,555	445,209	-0.8	436,874	464,744	-6.0
Leduc County	742,772	543,058	36.8	688,342	580,765	18.5
Morinville Town	-	-	n/a	318,750	384,973	-17.2
Parkland County	-	-	n/a	833,725	-	n/a
Spruce Grove City	464,917	544,607	-14.6	462,278	498,482	-7.3
St. Albert City	628,149	628,918	-0.1	594,285	675,547	-12.0
Stony Plain Town	668,275	-	n/a	489,731	507,375	-3.5
Strathcona County	692,113	559,706	23.7	677,221	662,757	2.2
Sturgeon County	717,857	435,714	64.8	640,882	689,653	-7.1
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	562,254	597,808	-5.9	554,989	584,237	-5.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

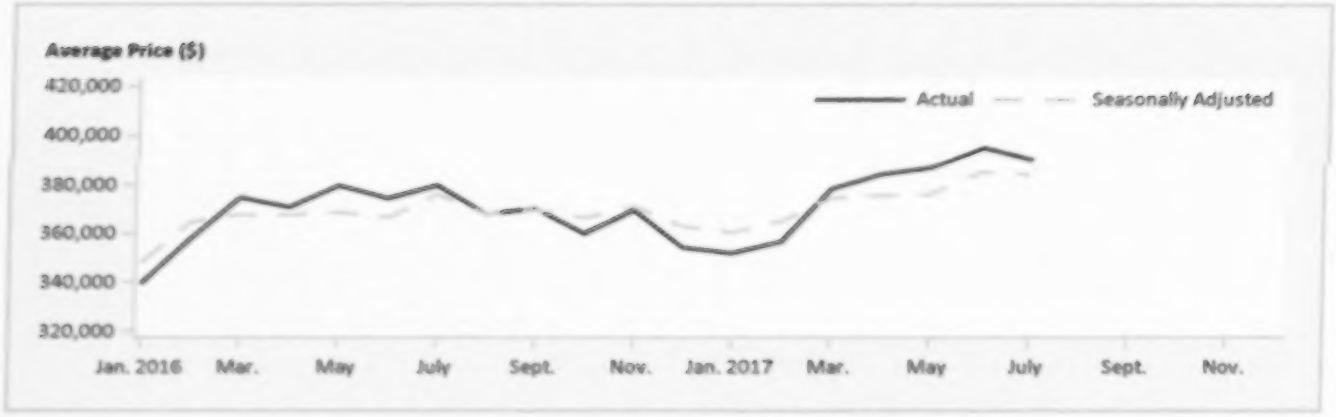


Figure 5.2: MLS® Residential Sales for Edmonton

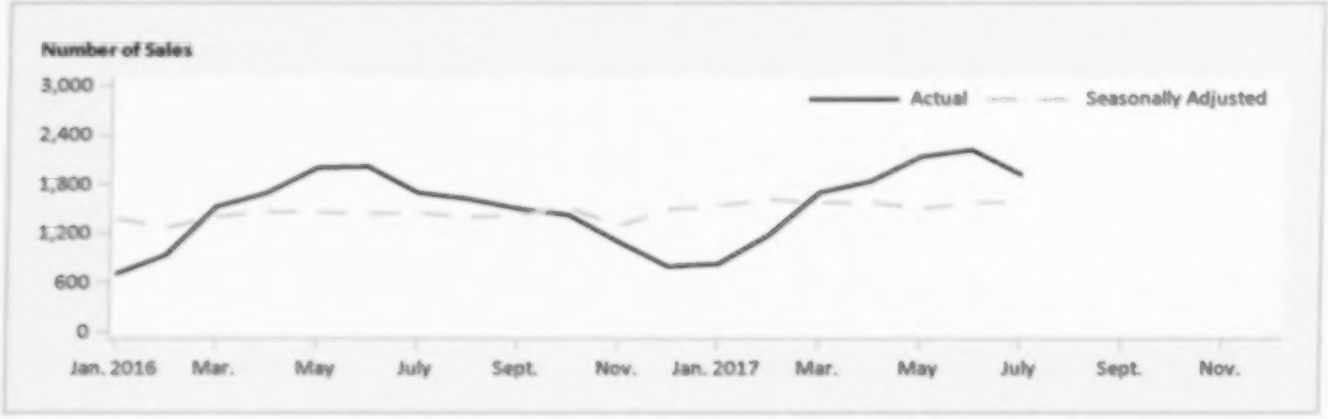


Figure 5.3: MLS® Residential Sales-to-New Listings Ratio for Edmonton

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2017

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.6	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	100.6	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	100.6	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	100.6	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	100.6	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	100.2	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	100.3	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	100.2	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	99.9	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	99.9	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	99.8	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	100.0	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64	100.0	136.9	748	8.1	72.1	1,121
	February	561	3.14	4.64	100.2	136.6	750	8.3	72.5	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.4	73.1	1,090
	April	561	3.14	4.64	100.0	137.3	763	8.1	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	767	7.9	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	7.9	72.9	1,098
	July	573	3.14	4.84		136.8	759	8.5	72.8	1,115
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

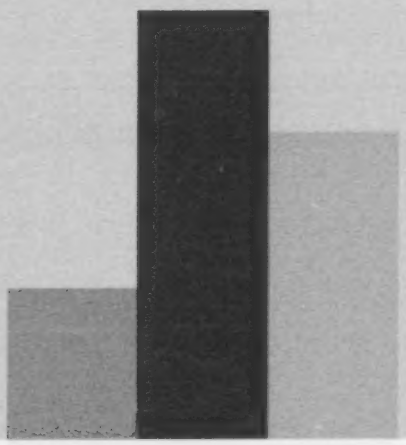
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64171_2017_M08